

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 27, 2023

FILE: MPA-2023-0329 & ZA-2023-0330

AGENDA ITEM: 6.C & 6.D

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE:

MPA-2023-0329 For Possible Action: Discussion and possible action regarding a request from Carson City (“Applicant”) for the adoption of a resolution approving a Master Plan amendment and recommending approval of the amendment to the Board of Supervisors (“Board”) to change the Master Plan designation from Low Density Residential, Mixed Use Commercial and Open Space to Low Density Residential for a ±73.43 acre parcel located to the west of the terminus of Rhodes and Betts Streets, Assessor’s Parcel Number (“APN”) 009-031-29. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Through the annual review of the Master Plan and zoning map, the Board and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The requested Master Plan amendment is being made concurrently with the request for a zoning map amendment (ZA 2023-0330).

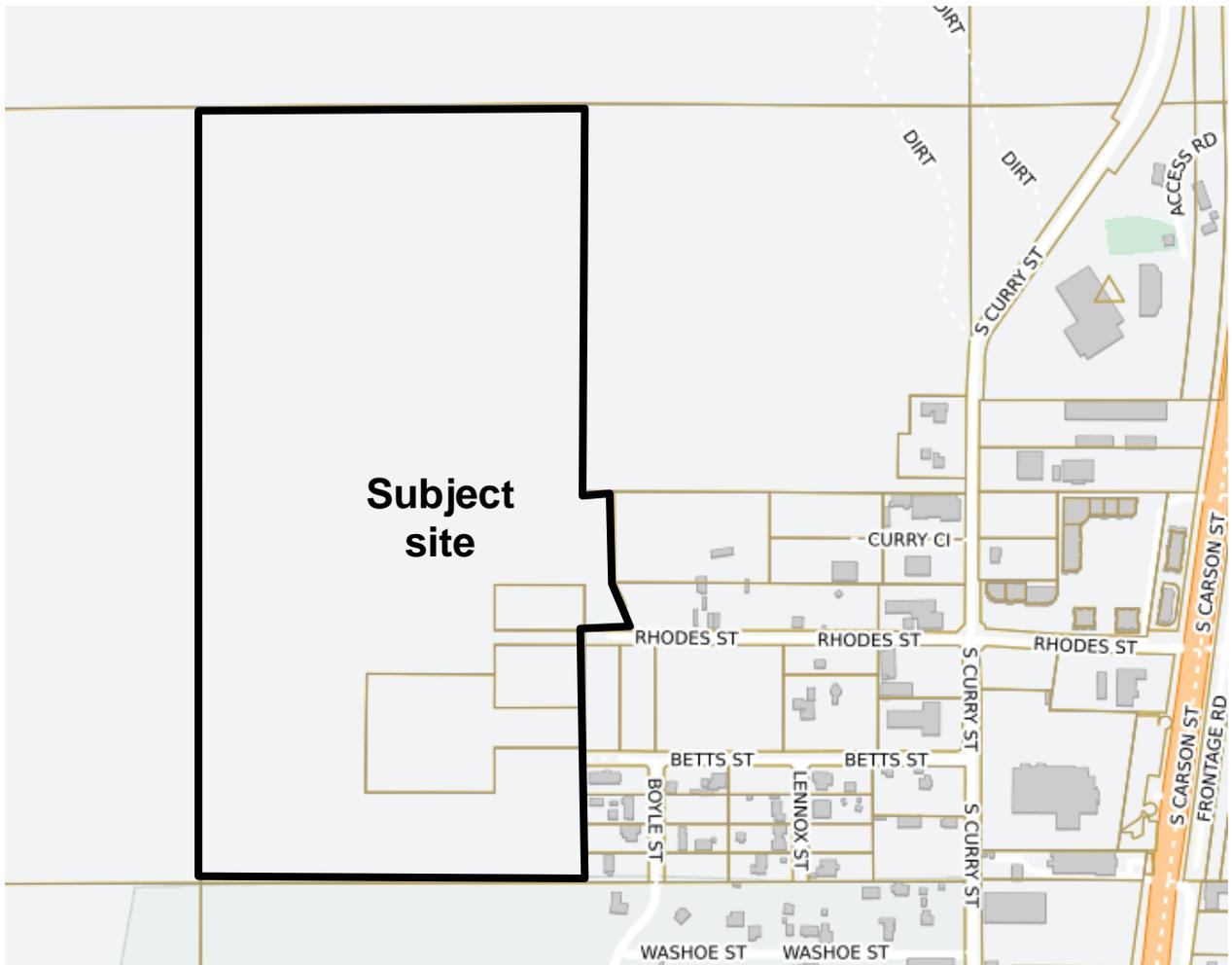
ZA-2023-0330 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning of properties from Single Family 12,000 (“SF12”), Conservation Reserve (“CR”) and Limited Industrial (“LI”) to Single Family 21,000 (“SF21”) on parcels totaling ±81.09 acres located to the west of the terminus of Rhodes and Betts Streets, Assessor’s Parcel Numbers (“APNs”) 009-031-05, 009-031-07, 009-031-08 and 009-031-29. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcels as appropriate for consideration of a mapping correction. The requested zoning map amendment is being made concurrently with the request for a Master Plan amendment (MPA-2023-0329).

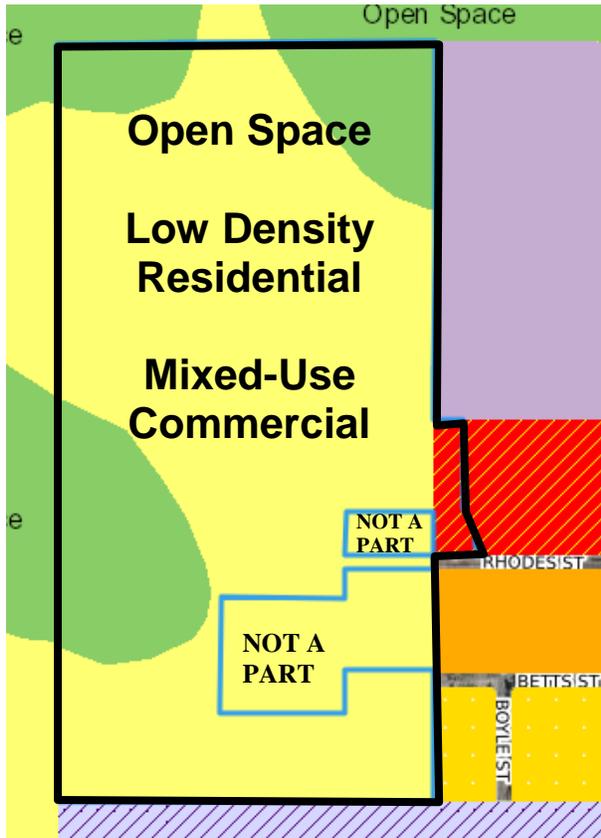
MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt resolution number 2023-PC-R-3.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0330 as presented.”

VICINITY MAP:



EXISTING MASTER PLAN



PROPOSED MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); CCMC 18.02.070 (Master Plan); and CCMC 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

EXISTING MASTER PLAN DESIGNATION: Low Density Residential, Open Space and Mixed-Use Commercial

PROPOSED MASTER PLAN DESIGNATION: Low Density Residential (APN 009-031-29 only)

EXISTING ZONING: SF12, CR, and LI

PROPOSED ZONING: SF21 (APNs: 009-031-05, 009-031-07, 009-031-08 and 009-031-29)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: CR / vacant

SOUTH: Bureau of Indian Affairs (BIA)

EAST: Public (“P”), LI and SF12 / vacant, commercial business, single family residences

WEST: CR / vacant

BACKGROUND AND DISCUSSION:

On December 20, 2022, the Planning Commission was provided with an update on the Master Plan implementation activities, reviewed and made a recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of January 19, 2023, the Board of Supervisors accepted the 2022 Master Plan report from the Planning Commission and identified the subject parcels as appropriate for consideration of a mapping correction.

APN 009-031-29 is the largest parcel associated with this request and has a split Master Plan land use designation of Open Space, Low Density Residential and Mixed-Use Commercial and is split zoned SF12, LI and CR. Other parcels related to the zoning map amendment (APNs: 009-031-05, 009-031-07, 009-031-08) have a Low Density Residential Master Plan designation and are currently zoned SF12. The properties are vacant, however the zoning for all portions of the site is inconsistent with the existing Master Plan designations. The proposed master plan amendment will result in uniform Master Plan across APN 009-031-29; and proposed zoning map amendment will result in uniform zoning across all the subject parcels (APNs 009-031-05, 009-031-07, 009-031-08 and 009-031-29). Additionally, these amendments will result in master plan and zoning consistency.

The Planning Commission adopts the Master Plan amendment and makes a recommendation to the Board of Supervisors by resolution. The Planning Commission also makes a recommendation to the Board of Supervisors on the zoning map amendment.

PUBLIC COMMENTS: All four subject parcels are under common ownership. A courtesy notice was mailed to the property owner on September 7, 2023, which outlines the possible map amendments. On September 15, 2023, public hearing notices were mailed to 39 property owners within 1,325 feet of the subject properties in accordance with the provisions of NRS and CCMC 18.02.045. At the time of the writing of this report staff has not received any public comment. Any comments that are received after this report is completed will be provided to the Planning Commission either prior to or at the September 27, 2023 meeting depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The requests were routed to other departments for review and comment. Comments have been incorporated into the findings analysis below.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment and Zoning Map Amendment pursuant to CCMC 18.02.070 Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings:

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

The proposed amendment is in substantial compliance with the goals, policies, and action programs of the Master Plan. The established land use splits the site into three different designations and does not appear to be related to the constraints nor developability of the site. The proposed amendment will result in the entire parcel having a Master Plan designation of Low Density Residential and will facilitate establishment of SF21 zoning on the entirety of the site. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Assigning a single Master Plan designation across the site will allow any future development plans to designate open space areas appropriate to the topography while not diminishing the ability for appropriate development of the site.

2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The property is vacant and consists of steep mountainous terrain and canyons which provide drainage from west to east. The proposed amendment will result in the entire site having a designation of Low Density Residential which is intended for residential zoning districts that have densities ranging between 0.2 to 3 dwelling units per acre. The Low Density Residential land use will serve as a transition from the higher intensity land use to the east and the lower intensity land use to the north and west of the site. Additionally, the Master Plan amendment will set the stage for a zone change from CR, LI and SF12 to SF21 for the entire site which is more appropriate than the existing designations given the topography of the site. Low Density Residential allows for large lot residential zoning with the most intense zoning district being SF21 which allows for a maximum of 2 dwelling units per acre.

3. The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.

At its meeting of December 20, 2022, the Board of Supervisors accepted the 2022 Master Plan report from the Planning Commission and identified the subject parcel as appropriate for consideration of a mapping correction. The proposed amendment will provide for a uniform master plan designation across the entire parcel.

4. The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The proposed amendment will provide the desired pattern of orderly growth. The proposed amendment will result in a single Master Plan land use designation on the site and will allow for the establishment of a single low-density residential zoning district across the site which will result in a decrease in potential impacts to City infrastructure. The property is currently undeveloped and the site consists of mountainous terrain with two main drainageways that allow west to east drainage off the mountain. The application of a single Master Plan land use across the site will eliminate the Mixed-Use Commercial land use which is not appropriate to the site, and will allow any future proposal for development on the portions of the site that have less development constraints.

Zoning Map Amendment Findings:

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.

The proposed amendment is consistent with the Master Plan. Chapter 3 of the Master Plan identifies the land use designations and identifies what zoning districts corresponds to the land use designation.

The property is currently vacant and has a split Master Plan land use designation of Open Space, Mixed-Use Commercial and Low Density Residential. A Master Plan amendment to Low Density Residential for the entire subject site is being considered concurrently with the zoning map amendment.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The proposed zoning map amendment will create consistency with the proposed Master Plan designation and will serve as a transition from the CR zoned properties to the west and north to the higher intensity zoning to the east.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Based on existing zoning, approximately 51 acres of the overall 81.09-acre site is zoned SF12 which would allow for a maximum of 185.13 dwelling units, plus 1.3 acres of LI zoning which can accommodate a range of industrial and commercial uses. The proposed zoning map amendment to SF21 on the entirety of the subject area will allow for a maximum of 168.2 dwelling units in addition to conditional uses that are appropriate within the SF21 zone with the approval of a special use permit. Adoption of the zoning map amendment will not negatively impact existing public services or facilities and will not adversely impact the public health, safety and welfare. The property is currently vacant and any request for future development will need to include plans for services and facilities that are necessary to mitigate any impacts of the development and will need to demonstrate the request will not adversely impact public health, safety and welfare. The zone change represents a decrease in potential impacts to City infrastructure.

Attachments:

Resolution

Draft zoning map amendment ordinance

RESOLUTION 2023-PC-R-3

A RESOLUTION ADOPTING AND RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF MPA-2023-0329, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM LOW DENSITY RESIDENTIAL, OPEN SPACE AND MIXED-USE COMMERCIAL TO LOW DENSITY RESIDENTIAL FOR A PARCEL LOCATED TO THE WEST OF THE TERMINUS OF RHODES AND BETTS STREETS, ASSESSOR'S PARCEL NUMBER ("APN") 009-031-29.

WHEREAS, section 278.210 of the Nevada Revised Statutes ("NRS") requires that any adoption of a master plan amendment shall be by resolution of the Carson City Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and Carson City Municipal Code ("CCMC") 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on September 27, 2023, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and recommended approval of master plan amendment MPA-2023-0329 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, the proposed Master Plan land use designations would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby adopts, and recommends to the Carson City Board of Supervisors adoption of, the master plan amendment to change the land use map designation from Low Density Residential, Open Space and Mixed-Use Commercial to Low Density Residential for a parcel, APN 009-031-29.

ADOPTED this 27th day of September, 2023

VOTE: AYES:

NAYS:

ABSENT:

Teri Preston, Planning Commission Chair

ATTEST:

Hope Sullivan, AICP, Community Development Director

SUMMARY – Amends the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2023-__

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM SINGLE FAMILY 12,000 (“SF12”), CONSERVATION RESERVE (“CR”) AND LIMITED INDUSTRIAL (“LI”) TO SINGLE FAMILY 21,000 (“SF21”) ON PARCELS TOTALING ±81.09 ACRES LOCATED TO THE WEST OF THE TERMINUS OF RHODES AND BETTS STREETS, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-031-05, 009-031-07, 009-031-08 AND 009-031-29.

The Board of Supervisors of Carson City does ordain:

SECTION I:

An application for a zoning map amendment affecting APNs 009-031-05, 009-031-07, 009-031-08 and 009-031-29, located to the west of the terminus of Rhodes and Betts Streets, Carson City, Nevada, was duly submitted to the Planning Division of the Carson City Community Development Department in accordance with section 18.02.075 of the Carson City Municipal Code (“CCMC”) to revise the existing zoning designation of APNs 009-031-05, 009-031-07 and 009-031-08 from SF12 to SF21 and from LI, CR and SF12 to SF21 for APN 009-031-29. After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on September 27, 2023, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted ___ ayes and ___ nay to recommend to the Board of Supervisors approval of the application for the zoning map amendment.

SECTION II:

The zoning map of Carson City is hereby amended to change the zoning designation from SF12 to SF21 for APNs 009-031-05, 009-031-07 and 009-031-08 and from LI, CR and SF12 to SF21 for APN 009-031-29, as depicted in Attachment A, based on the findings that the zoning map amendment:

1. Is in substantial compliance with the goals, policies and action programs of the Carson City Master Plan.
2. Will provide for land uses that are compatible with existing adjacent land uses.
3. Will not have a detrimental impact on other properties within the vicinity.
4. Will not negatively impact existing or planned public services or facilities.
5. Will not adversely impact the health, safety or welfare of the public.
6. Satisfies all other required findings of fact as set forth in CCMC 18.02.075(5).

PROPOSED this _____ day of _____ 2023.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____ 2023.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

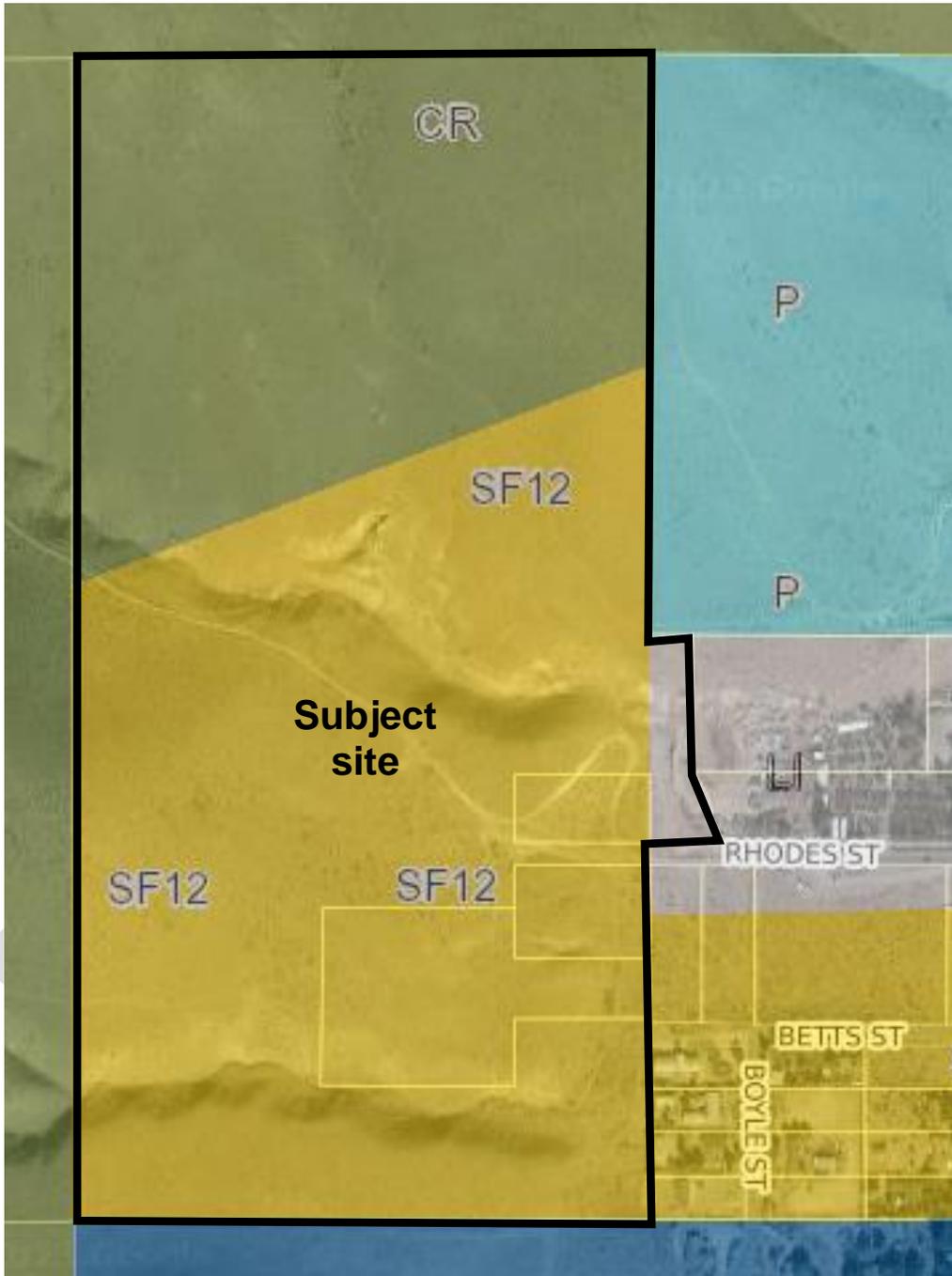
LORI BAGWELL, Mayor

ATTEST:

WILLIAM SCOTT HOEN, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____,
2023.

Attachment A



**From: Single Family 12,000 ("SF12"),
Conservation Reserve ("CR") and
Limited Industrial ("LI")**

To Single Family 21,000 ("SF21")